

COUNTY OF SAN BERNARDINO REDEVELOPMENT AGENCY



PROPOSED WORK PROGRAM FISCAL YEAR 2004-05

County of San Bernardino
Redevelopment Agency
215 North "D" Street, Ste. 301
San Bernardino, CA 92415-0121

I. San Sevine Redevelopment Project Area

(A) 2004 Bond Issue

1. Complete Issuance of 2004 Tax Increment Bonds *(July-September)*

With assistance from bond financing team, complete the issuance of the 2004 Series of tax allocation bonds for the San Sevine Project Area.

(B) Project Area Amendment

1. Complete preparation of Project Area Plan Amendment *(July - November)*

With consultant Rosenow Spevacek Group, Inc., complete preparation of environmental and other documents, hold joint hearings and adopt Plan amendment.

2. Community informational materials and meetings. *(August - October)*

Prepare an informational newsletter regarding the project area amendment process and mail to all property owners and businesses in existing and proposed redevelopment project areas. Conduct one community meeting regarding draft Plan prior to joint public hearing.

(C) Project Area Economic Plan and Marketing Activity

1. Complete preparation of San Sevine Economic Plan and Marketing Strategy *(July - August)*

With consultant Keyser Marston Associates, Inc., complete preparation of economic plan and marketing strategy for the San Sevine Project Area. Includes conducting meeting with businesses in the existing and proposed amendment areas to discuss draft plan. To be submitted to Agency Board of Directors for adoption.

2. Prepare and implement marketing programs with The California Speedway *(July - June)*

Develop joint marketing programs for FY 2004-05 with Speedway staff for approval by Agency Board of Directors, incorporating elements from Economic Plan. Implement strategy of meeting with corporate officials, informational marketing at Speedway events and advertising at national level.

3. Prepare business assistance program. *(August - October)*

Prepare outline of Agency assistance programs that could be offered to attract businesses to the Project Area.

4. Develop business inventory. *(August - January)*

Prepare inventory of businesses within San Sevine Project Area to assist in identifying County assistance programs.

(D) Implementation Plans Pursuant to Community Redevelopment Law

1. Prepare Housing Implementation Plan for San Sevaine Redevelopment Project Area (July - October)

With consultant Willdan and Second District, prepare 10-year housing implementation plan pursuant to California Community Redevelopment Law (CRL) for expenditure of tax increment housing set-aside funds.

2. Develop strategy to undertake objectives adopted in housing implementation plan (November - February)

With Second District and County departments identify specific project approaches to accomplish housing objectives adopted in implementation plan.

(E) Affordable Housing Assistance Program.

1. Implement affordable housing strategies. (September - June)

Implement housing strategies through the purchase of land, financial assistance for developers, relocation assistance, and other applicable programs to meet needs identified in housing strategy.

(F) Development Guidelines

1. Prepare development standards for new projects and major rehabilitation projects. (July - October)

Prepare development standards regarding landscaping, building elevations and materials, walls and signs for all new development projects and major rehab projects within Project Area. To be adopted by Agency Board.

2. Review and comment on development plans. (July - June)

Review all development plans and General Plan amendments submitted within Redevelopment Area and provide comments and conditions.

3. Adopt development land use standards for San Sevaine Project Area. (September - December)

Based on economic plan and housing implementation plan recommendations, prepare and adopt amendments to County General Plan for land use standards within Project Area.

II. Victor Valley Economic Development Authority (VVEDA)

(A) Housing Implementation Plan Pursuant to CRL

1. Prepare Housing Implementation Plan for VVEDA Redevelopment Project Area (July - October)

With consultant Willdan and First District, prepare 10-year housing implementation plan pursuant to California Community Redevelopment Law (CRL) for expenditure of tax increment housing set-aside funds.

(B) Affordable Housing Assistance Program.

1. Implement affordable housing strategies. (September - June)
Implement housing strategies through financial assistance, relocation assistance, and other applicable programs to meet needs identified in housing strategy, and within available funding levels.

(C) Economic Strategy for Project Area

1. Develop Economic Strategy for VVEDA Area. (September - January)
With First District and County departments, develop program strategies to attract development to the unincorporated areas of VVEDA.

III. Mission Boulevard Joint Redevelopment Project Area

(A) Housing Implementation Plan Pursuant to CRL

1. Prepare Housing Implementation Plan for Mission Boulevard Joint Redevelopment Project Area (July - October)
With consultant Willdan and Fourth District, prepare 10-year housing implementation plan pursuant to California Community Redevelopment Law (CRL) for expenditure of tax increment housing set-aside funds.
2. Administer Implementation and Cooperation Agreement related to Project Area. (July - June)
With City of Montclair, administer requirements under the Agreement between the County and the City related to the Joint Project Area.

IV. CEDAR GLEN DISASTER RECOVERY PROJECT AREA

(A) Establishment of Redevelopment Project Area.

1. Complete establishment of Cedar Glen Disaster Recovery Redevelopment Project Area. (July - August)
Conduct joint public hearings and adopt required documents to establish the Cedar Glen Project Area.
2. Initiate preparation of environmental documents of Project Area activity. (July - December)
Prepare Environmental Impact Report for the Project Area pursuant to California Community Redevelopment Law.
3. Project Area Committee (PAC) assistance. (July - June)

Provide staff assistance to Cedar Glen Project Area Committee as necessary.

(B) Initiate Redevelopment Activities.

1. Identify and prioritize projects for redevelopment assistance. *(August - December)*

With the Third District and PAC, identify projects to receive assistance through the Redevelopment Agency and prioritize for funding availability.

2. Identify funding sources for redevelopment activities. *(July - February)*

Identify various funding sources available to the Cedar Glen Project Area for redevelopment activities.

V. POTENTIAL REDEVELOPMENT PROJECT AREAS

(A) Potential New Redevelopment Project Areas in County.

1. Identify potential new redevelopment areas. *(July - August)*

With consultant GRC Redevelopment Consultants and Districts, identify those areas that could feasibly become redevelopment project areas.

2. Select consultants to assist with preparation of redevelopment plans. *(August - September)*

Based on recommendations from Supervisors, hire consultants to assist with preparation of redevelopment project area plans for selected areas.

3. Prepare redevelopment project area plans for potential new areas. *(September - June)*

Prepare redevelopment project area plans pursuant to California Community Redevelopment Law for areas selected by Districts.

VI. GENERAL ADMINISTRATION

(A) Budget Administration

1. Administer Agency budget. *(July - June)*

Administer RDA budget approved by Agency Board of Directors, including required reports and audits.

2. Prepare FY 2005-06 budget. *(March - June)*

Prepare Agency annual operating budget, capital plan and work program for FY 2005-06.

(B) Pass Through Agreement Monitoring

1. Review requests from cities for modifications to existing pass through agreements. *(July - June)*

Review requests from cities for modifications to existing pass through agreements with the County.

2. Pass through agreement audits. *(September - March)*

Audit a random group of agreements with cities for accuracy in payments.

(C) Information / Training

1. Provide training opportunities. *(July - June)*

Identify potential training on redevelopment related issues for RDA staff, District staff and related County department staff.

2. Attend related conferences and workshops. *(July - June)*

Attend related professional conferences and workshops related to redevelopment, economic promotion, and professional management.

(D) General Administration

1. Update administrative procedures. *(July - November)*

Revise/update Agency administrative, accounting and budget procedures to comply with recent requirements under California redevelopment law.

SUMMARY OF WORK PROGRAM ACCOMPLISHMENTS FISCAL YEAR 2003-04

The following is a summary of the Work Program activities for Fiscal Year 2003-04 that have been undertaken (effective 06/01/04).

1. Contract awarded for Amendment No. 1 to the San Sevaire Redevelopment Project Area Plan. Procedures are underway for adoption in November 2004.
2. Document preparation for a bond issue for the San Sevaire Project Area is being completed. Issuance anticipated for summer 2004.
3. Contract awarded for preparation of the 5-year implementation plan for the San Sevaire Project Area. Completion anticipated for October 2004.
4. Contract awarded for preparation of 10-year housing implementation plans for the San Sevaire, VVEDA, and Mission Boulevard Project Areas.
5. Contract awarded for preparation of an economic plan and marketing strategy for the San Sevaire Project Area. Completion anticipated for August 2004.
6. Marketing agreement signed with The California Speedway, Inc. for a 3-year program of joint marketing programs.
7. Contract awarded to conduct initial feasibility study on ten areas to determine feasibility as redevelopment project areas. Completion anticipated by end of fiscal year.
8. Establishment of the Cedar Glen Disaster Recovery Redevelopment Project Area is underway with election of a Project Area Committee. Final approval scheduled for July 2004.